

**MINUTES OF THE PLANNING SUB COMMITTEE
TUESDAY, 30 SEPTEMBER 2014**

Councillors: Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carter, Gunes, Mallett (Vice-Chair), McShane, Patterson and Stennett

MINUTE NO.	SUBJECT/DECISION
PC75.	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Carroll and Rice for whom Cllrs McShane and Stennett substituted.</p>
PC76.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Bevan identified that he had submitted an objection for item 6, 814A and B High Road and as such would absent himself as a Committee member for that item in order to make a representation.</p>
PC77.	<p>35-39 THE BROADWAY N8 8DU</p> <p>The Committee considered a report on the application to grant planning permission for the construction of 3 residential apartments to the roof of the building comprising 2 x2bed flats and 1 x2bed + study flat with amenity space. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum circulated which set out an additional condition requiring approval of a schedule of improvement works to the existing building.</p> <p>The Chair moved the recommendation of the report and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That planning application HGY/2014/1619 be approved subject to conditions and subject to a s106 legal agreement <p>IMPLEMENTATION</p> <p>1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p> <p>DRAWINGS</p> <p>2. Notwithstanding the information submitted with the application, the</p>

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development hereby permitted shall only be built in accordance with the following approved plans: PL/100, 110 B, 200, 210, 211, 213, 214, 215, 216, 217 S/P 01

Reason: To avoid doubt and in the interests of good planning.

SAMPLES OF MATERIALS

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any construction is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

4. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. The development shall be carried out in accordance with the approved report unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and reduce the impact of the proposed development

CONSIDERATE CONSTRUCTORS

5. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

CONSTRUCTION MANAGEMENT PLAN AND CONSTRUCTION LOGISTICS PLAN

6. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch End Broadway, Crouch Hall Road and the surrounding roads is minimised, construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.

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GREEN ROOF

7. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

COMBUSTION AND ENERGY PLANT

8. Prior to installation details of the boiler to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by UDP Policy ENV7 and The London Plan Policy 7.14.

CODE FOR SUSTAINABLE HOMES

9. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

INFORMATIVE: CIL

The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,800 (280 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out

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near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Street Naming and numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Building Regulations

This type of work will require a Building Regulations application to be made after Planning permission has been granted. We have been working to expand and improve the services and products we can offer our customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and we would be pleased to explain any of the services in more detail if required. Please contact us with any queries you may have at: building.control@haringey.gov.uk

INFORMATIVE: The London Fire Authority: Sprinklers

The London Fire Authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers. Please note that it is The London Fire Authority's policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to their Members are public documents which are available on their website.

INFORMATIVE: Green roof

With regard to condition 7 the green roof submission must provide/comprise of the following information:

- a) biodiversity based with extensive/semi-intensive soils
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.
- c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.
- d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates

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e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section

PC78.

814A + B HIGH ROAD N17 0DH

[Cllr Bevan absented himself as a member of the Committee for the duration of discussions on this item].

The Committee considered a report on the application to grant planning permission for the demolition of the existing building and erection of 1 x3 storey building with A1 space on the ground floor and 2 x2bed and 2 x1bed flats on the upper floors. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report.

Cllrs Peacock and Bevan addressed the Committee in their capacity as local ward councillors and raised the following points in objection to the application:

- The design was unattractive, had little merit and was out of keeping with the predominantly Georgian buildings in the vicinity.
- The double yellow lines to the front of the building would hinder deliveries to the proposed ground floor commercial units.
- Confirmation had not been provided on the type of businesses that would occupy the commercial units leading to concerns they might become either a book makers or remain empty like a number of other units in the area.
- The density of the proposed development was very high and constituted gross overdevelopment of the site according to GLA density guidelines.
- The amenity space proposed was insufficient without the inclusion of the roof terrace which it was considered was unacceptable to be classed as amenity space particularly when used by families with young children.
- The site was located in a high trafficked area and the figures used by the Transport Team to identify areas of high on-street parking pressures in the borough were out of date. The new residential units would add to existing parking pressures in the area.

A representative for the applicant addressed the Committee and raised the following points:

- The design for the site had been through a number of iterations in response to comments received during the consultation including changes to the proposed cladding and the addition of privacy screens to balconies.
- No objections had been received from neighbouring properties.
- The scheme would provide much needed additional housing stock within a designated growth area.
- Amenity space was provided through balconies and a roof terrace.

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Officers provided confirmation that the commercial units would be designated A1 use and would therefore require a change of use application to permit any future use as a betting shop.

In response to a question from the Committee regarding the exacerbation of parking pressures in the area, the transport officer outlined that due to the location of the site within a Controlled Parking Zone, the high Public Transport Accessibility Level and small size of the units, it was considered that the scheme would not have a significant impact on car parking demand in the area. The local area was not considered to be an area of high parking pressure. With regard to the issue of deliveries to the commercial units, it was advised that other shops in the area unloaded further down the road on Bennetts Road. Due to the size of the units, it was not considered that a significant number of deliveries would be required to support the units and therefore was unlikely to cause problems on the road network or the nearby junction.

The Committee sought further clarification on the density levels of the scheme. Officers advised that although the density exceeded GLA guidelines, the scheme met all other guidance for new developments including the size of the units, accessibility and amenity space. There was also provision within the London Plan for density levels to be higher in designated growth areas. The density of the site was also concentrated through the omission of the ground floor commercial floorspace and the small size of the site.

In response to a question, confirmation was provided that the local Conservation Area Advisory Committee had made a representation on the original scheme design but had not submitted one for the final design. The issues they identified with the original design had largely been addressed within the final application.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2013/2322 be approved subject to conditions
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H
Reason: To avoid doubt and in the interests of good planning.
 3. Samples of materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and

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approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating (Very Good) has been achieved for this development,

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

6. Condition: A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

7. Prior to installation details of the boiler to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot

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water shall have dryNOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

8. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.
Reason: To ensure the development can be implemented an occupied with adequate regard for environmental and public safety.
9. Full details of the green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:
 - (a) biodiversity based with extensive/semi-intensive soils;
 - (b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum;
 - (c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit;
 - (d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates;
 - (e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.
Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.
Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
10. Prior to the first occupation of the development hereby permitted the applicant is required to remove the redundant vehicular crossover onto Northumberland Park Road and to re-instate the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.
Reason: To improve conditions for pedestrians and maintain pedestrian amenity.
11. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the

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local authority's approval prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham and Northumberland Park is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

12. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along all boundaries of the roof terrace and balconies on the rear boundary adjacent to the garden of 810 High Road shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONIES and TERRACE AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

13. The commercial business unit will require storage for both refuse and recycling waste either internally or externally. Arrangements for scheduled collections with a Commercial Waste Contractor will be required. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenity of existing and future occupiers

14. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities for the residential element has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter. The plans should show a bin storage area and this should be of a suitable size in which to contain the amount of bins required at this new development. The bin storage area must be easily accessible to both the residents and the collection crews. All the residual and recycling waste must be contained within the wheelie bins provided. The waste storage area should be kept clean and tidy at all times.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

INFORMATIVES

Informative 1

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £3,955.00 (113 x £35). This

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will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Informative 2

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Informative 3

Each two bed flat will require 1 x 240 litre residual waste bin, 1 x 240 recycling waste bin, and 1 x food waste bin. Each one bed flat will require 1 x 120 litre residual waste bin, 1 x 120 litre recycling waste bin and 1 x food waste box. A total of 2 x 240 litre residual waste bins, 2 x 240 litre recycling waste bins, 2 x 120 litre residual waste bins, 2 x 120 litre recycling waste bins and 4 x food waste boxes.

Informative 4

Arrangements for scheduled collections with a Commercial Waste Contractor will be required. Commercial Business must ensure all waste produced on site are disposed of responsibly under their Duty of Care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the Criminal Court System.

Informative 5

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Informative 6

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Informative 7

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any

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asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Informative 8

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

PC79.

2A TALBOT ROAD N15 4DH

The Committee considered a report on the application to grant planning permission for the erection of 4 new dwellings to include 3 x single storey 2 bedroom terraced dwellings with basements and 1 x 2 storey 2 bedroom detached dwelling. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. A correct was outlined to point 6.5.3 within the report which should read *due to this layout, the resulting overshadowing would **not** be significantly greater than that caused by a 2m high boundary wall.*

A number of objectors addressed the Committee and raised the following points:

- Plans to develop the site had been going on for years with little progress.
- The scheme would set a precedent for the development of back garden land.
- The dwellings would have a negative impact on neighbouring properties including from overlooking, a lack of privacy and disturbance during the construction works.
- Three mature trees had already been removed from the site.
- A natural spring was present to the rear of the site.
- The scheme was similar to the Holly Bank Cottage application which the Committee had rejected at the last meeting.
- Concern that the refuse storage area to the front of 37A Broad Lane would impede the entrance of emergency vehicles to the site.
- The level of CIL contribution was very low.
- Concerns with the basement construction due to potential proximity to Tube infrastructure.

The Committee sought clarification on the level of s106 contribution for the application. It was confirmed that, including the CIL contribution, it would equate to approximately £15k. The scheme at 4 units did not exceed the threshold set for an affordable housing contribution. In response to concerns regarding basement construction works and the potential proximity to Tube infrastructure, it was advised that this would be covered under condition in requiring detailed plans for the below ground construction works to be developed in consultation with London Underground before submission to the Council for approval.

The applicant's representative addressed the Committee and raised the following points:

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- The design had been through a number of iterations and had taken into account representations received
- The waste management storage arrangements had now been resolved.
- A fire hydrant was to be located near the entrance to the site.
- A full tree survey would be undertaken before construction works started on site.

Officers advised in response to concerns regarding the impact of the development on trees close to the site boundary that a standard condition covering a tree protection plan would be attached to the permission.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2013/2008 be approved subject to conditions and subject to a s106 legal agreement.

TIME LIMIT

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

PLANS

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

PL 001 AR11, PL 002 AR11, PL 002a AR11, PL 002b AR11, PL 003 to 012 incl. rev AR11

Reason: To avoid doubt and in the interests of good planning.

SAMPLES OF MATERIALS

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

LANDSCAPING

4. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the

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approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

BOUNDARY TREATMENT

5. No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2011 and Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

GREEN WALLS/ROOFS

6. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s)/wall(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof/wall shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

SUSTAINABILITY

7. The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

COMMUNAL AERIAL

8. The proposed rear development of three houses shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

BOILER EMISSIONS

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9. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

DUST

10. No demolition or construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

WASTE STORAGE

11. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

CONSTRUCTION MANAGEMENT PLAN

12. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i) The phasing programming and timing of the works.
- ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
- iii) Site management and access, including the storage of plant and materials used in constructing the development;
- iv) Details of the excavation and construction of the basement;
- v) Measures to ensure the stability of adjoining properties,
- vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

HYDROLOGY AND HYDRO-GEOLOGY

1. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be

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necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

NO EXTENSIONS

2. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no extensions, including roof extensions, shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

LONDON UNDERGROUND

3. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

DRAINAGE

1. The authorised development shall not begin until drainage works have

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been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy 5.13 of the London Plan 2011, Policies SP0 and SP4 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2013.

OBSCURE GLAZING

2. Before the first occupation of the extension hereby permitted, the first floor windows in the south elevation of the front house shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

REDUNDANT CROSSOVER

1. Prior to the occupation of the development hereby permitted, the redundant crossover applicant shall be removed and the footway reinstated. The necessary works will be carried out by the Council at the applicant's expense. The cost of the works must be paid to the Council in full before any development commences on site. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried.

Reason: To reinstate the continuity of the footway and improve the quality of the pedestrian environment in compliance with London Plan 2011 Policy 6.10 'Walking' and Haringey Local Plan 2013 Policy SP7 'Transport'.

INFORMATIVES

INFORMATIVE : Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £14,105 (403 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

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8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water Discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PC80.

10 ALEXANDRA HOUSE STATION ROAD N22 7TR

The Committee considered a report on the application to grant planning permission for the provision of a new smoking shelter building. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

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The planning officer gave a short presentation highlighting the key aspects of the report.

A statement was read on behalf of Zina Etheridge, the Deputy Chief Executive of the Council as the applicant in response to the health aspect of the proposal. It was outlined that the Council provided support and encouragement to staff to give up smoking and that policies were in place to ensure that staff smoking breaks were taken within their own time. It was however recognised that some staff did not wish to give up smoking and in response to complaints received from local residents about staff smoking outside nearby buildings, it was decided to designate an area for staff smoking and install a shelter for use in inclement weather to minimise any impact on local business and residents.

Confirmation was provided that the Corporate Health and Safety team had reviewed the plan and were satisfied that the location was suitable and distant enough from nearby buildings.

Concerns were expressed by the Committee over the message that the Council would be conveying on smoking should the shelter be approved. Officers confirmed that the Director of Public Health had not been formally consulted on the application. Members also expressed concern that the shelter had the potential to be misused at night by rough sleepers or street drinkers.

Cllr Patterson put forward a motion to defer the application to allow officers to seek a formal response from the Director of Public Health and consultation with the Police around the designing out crime element. The motion was seconded by Cllr Mallett and carried at a vote. It was

RESOLVED

- That application HGY/2014/2134 be deferred to a future Committee meeting to allow consultation with the Director of Public Health and the Police.

PC81.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report advising on decisions on planning applications taken under delegated powers between 1 June and 31 August 2014.

RESOLVED

- That the report be noted.

PC82.

UPDATE ON MAJOR PROPOSALS

The Committee considered an update report on the progress of proposals for major sites, including those awaiting the issue of decision notice and signature of s106 agreement, applications awaiting determination and proposals at pre-application stage.

RESOLVED

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	<ul style="list-style-type: none">• That the report be noted.
PC83.	DATE OF NEXT MEETING Special Planning Committee on 7 October.

COUNCILLOR Ahmet

Chair